

And the said mortgagor...agree...to insure and keep insured the houses and buildings on said lot in a sum not less than Three Thousand and No/1000(\$3,000.00)-----Dollars in a company or companies with extended coverage endorsement thereon satisfactory to the mortgagee from loss or damage by fire and the sum of

.....Dollars from loss or damage by tornado, or such other casualties or contingencies, as may be required by the mortgagee and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor...shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said

mortgagor. BY...heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or by other casualties or contingencies, or such payment over, took place.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and tornado risk, and other casualties or contingencies, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And that further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina...from the value of land, for the purpose of taxing any lien thereon, or in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or other purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, with- out delay, become immediately due and payable.

And that the mortgagee shall be entitled to and does hereby assign to the said mortgagee...the mortgage premises an additional security for this loan, and to cause the said mortgagee to appoint a receiver of the mortgaged premises, and to cause the receiver to take possession of the premises, and collect the rents and profits and apply the net proceeds to the payment of the principal and interest, costs and expenses, without liability to account for the same, except the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, it is the true intent and meaning of the parties to these Presents, that the said mortgagee...shall well and truly pay or cause to be paid the said mortgage the sum of money advanced, with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to stand in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor...shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

WITNESSETH BY...and seal this 17th day of February in the year of our Lord one thousand, nine hundred and Fifty

and in the one hundred and Seventy-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of: Margaret McCreary, Patrick C. Fant, Bessie Batson (L.S.), (L.S.), (L.S.), (L.S.)

State of South Carolina, GREENVILLE County PROBATE

PERSONALLY appeared before me Margaret McCreary and made oath that she saw the within named Bessie Batson sign, seal and as her Patrick C. Fant act and deed deliver the within written deed, and that she with witnessed the execution thereof.

Notary Public for South Carolina, Margaret McCreary (L.S.), February 17th day 1950 D. 19.50

State of South Carolina, County MORTGAGOR WOMAN RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern that Mrs. did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, all her interest and estate and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this day of A. D. 19. Notary Public for South Carolina February 17th, 1950, at 2:55 P.M. #4086